

MINUTES OF A REGULAR VOTING MEETING OF THE
FAIRFIELD PLANNING COMMISSION

February 25, 2015

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Bill Woeste, Ron D'Epifanio and Tom Hasselbeck.

Scott Lepsky, seconded by Bill Woeste, made a motion to excuse Don Hassler, Tom Heisler and Bob Myron. Motion carried 4– 0.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held February 11, 2015, were approved as submitted.

Mr. Lepsky stated that Lynda McGuire would officially be sworn in as the new secretary at the next meeting where there would be election of officers (April).

OLD BUSINESS:

Mr. Heisler arrived at 6:05 pm

Proposed Senior Housing Facility and Final Development Plan – Patterson Drive

Both items were removed from the table. Motion carried 5-0.

Tim Bachman, Development Services Director, gave an overview of the history of this site and project since 2009 and slides were shown and are attached. The first project submitted was St. Mary's; a 120 unit project. The concept plan was approved by Planning Commission and City Council in September 2010. The funding ended up unsuccessful for that project, and the site remained dormant until the Clover Project. Clover is a 119 unit project. It was denied by the Design Review Committee in November 2014. Planning Commission reviewed the project in December 2014, continuing tonight. During these discussions, there was a lot of discussion on façade, Fire Department runs, and the location between the existing retail and the pond. The revised concept plan shows a new floor plan/footprint and a sidewalk connects the existing retail and the pond. 15,000 square feet of the existing retail space is to be demolished for future redevelopment. The original façade slide was referenced; showing minimal cultured stone from the grade up approximately 30". More masonry was desired. The new design has a lot more masonry on the sides and façade. Where there is not stone, vinyl siding is shown. Each elevation slide was shown. The front west and front east elevation views show stone added to the 2nd and 3rd story, in addition to the first floor. The east elevation shows a 3rd column of stone added. The front and rear elevations show no changes since December 2014. The parking slide was referenced. There are 119 units, with 128 parking spaces shown on the site plan. There are an additional 33 "land banked" spaces, which is green space to be converted to paving, if necessary. This brings the total parking to 161 potential spaces. The landscape slide was referenced. Several changes were made by the designer as proposed by staff, including a sidewalk connecting to the retail area, a sidewalk to Patterson Dr., 2 groups of trees on Patterson Dr., a landscape buffer in the southwest corner, and a curbed area adjacent to the shopping center. Mr. Bachman referenced the handout the commission was provided relating to the EMS

issues. Councilmember Senger had originally questioned the EMS runs that this complex would create. A comparison was done between four elderly communities in the City. They are not apples to apples comparison; The Waterford is the most relevant to the subject property. The majority of the EMS runs have gone up each year. Mr. Lepsky had asked for research into the cost of the runs. The costs were discussed. There are three different classifications, depending on the staffing involved. The Commission was informed that the City recoups about 57% of the billing on the EMS runs. An investment in an EMS unit runs about \$300,000 in vehicle and equipment.

The Conditions of Approval attached (Memo to Planning Commission from Erin Donovan dated 2-25-15) were discussed.

Kurt Meeske, Senior Real Estate Director for Clover Group, spoke regarding the project. He concurs with all of the 12 items discussed previously, with a couple of modifications. Regarding item 9, they will install irrigation in the landscape beds, but prefer not to install them in the grassy areas. Regarding item 11, The Clover Group or a combination of Clover and Neyer will be maintaining the detention pond.

John Sines, Polaris Engineering, stated that changes needed to be made to the pond maintenance agreement, as the legal document Mr. Bachman drafted has Clover solely responsible for the maintenance. A long term maintenance agreement between Clover and Neyer will be drafted; resulting in a shared agreement between the owner and the developer. Mr. Bachman noted that the bottom line is the City wants out of the maintenance of the pond.

Mr. Woeste has been concerned about the parking for this project. What is the process for the land bank? What triggers the need for the land banked spaces to be used? Mr. Sines indicated that usually the zoning department will get complaint calls about parking, and that would trigger the need to use the land banked spots. Mr. Bachman used the Meijer Store as an example. The City gave them various timelines after the store was built, with regard to development issues. The senior housing facility parking lot could randomly be reviewed by Development Services staff to determine parking needs. Mr. Meeske stated they would be actively checking the lot to catch the need prior to being triggered by the zoning department. Mr. Woeste asked Mr. Meeske how many of these types of projects he handled around the country. There are approximately 20 senior complexes, with 6 under construction. They are at 98% capacity and none of the other projects have inadequate parking. To date, they have not had to use the land bank concept. All of the design elements are calculated in assuming the extra parking will be used.

Mr. D'Epifanio asked about the square footage and cost of the one and two bedroom units. Generally speaking, they run between \$1000-1100 a month for an 850-900 square foot unit. Mr. D'Epifanio's big concern is multi-family developments. According to the City Charter from 1955, the initial ratio desired was 70% single family housing and 30% multi-family units. He commended the applicants for "jumping through hoops" to get where they are today with the design of the project. There was discussion on the proposed deed restrictions. John Clemmons, Law Director, stated that the deed restrictions would be enforced by the City, per the zoning ordinance; they would not be private. They will be written into the development plan agreement. There was discussion on various multi-family communities within the City; Mr. D'Epifanio feels that they have gone downhill. He is also concerned about the EMS runs and feels that seniors would want garages, especially in this type of weather. Mr. Lepsky verified that the applicants were comfortable with the complex being a 55 and over community, as noted in item 1. They agreed that they were.

Mr. Woeste asked about the future plans for the development on the west side of the site. He does not want to see any more apartment buildings nor will he approve another multi-level structure. He asked if they knew what was going to be constructed there. Jeff Chamot, with Neyer Properties, is currently marketing the additional area to the west of the pond. The intent is less dense housing, but they currently don't have a use or user lined up for that property. They are marketing it as such. Construction often breeds more construction and they are hoping to draw in another partner to develop a project similar to what they show on the concept plan. The retention pond gels the "campus" concept together, along with the walking trails. Mr. Bachman reminded the commission that they are approving the final development plan. Any changes would have to come back before the Planning Commission for approval. Mr. Woeste said that he has talked to Department Heads, residents and others about the project, and the reaction he received the most was "What will the project look like in 10 years?" The appearance is important; this is why they had to jump through hoops with the design. Mr. Lepsky feels they did a nice job with the design elements and worked well with Development staff and the project will be an anchor for future development.

Mr. Heisler asked about their snow removal process. Mr. Meeske stated that their customers are seniors. They don't want to drive as much, and are looking for low maintenance. The applicants are aware of their clientele and very sensitive to their needs; the facility is designed for them. There is onsite maintenance staff and property manager. The lot will meet all ADA requirements. There was discussion on whether pets were permitted in the units. Right now, the existing facilities are 50-50. The ones that allow pets have a weight limit on them, to keep the pets small.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve Final Development Plan with the PUD Agreement Draft and Conditions of Approval, noting that staff will work through the irrigation, pond maintenance and land bank parking trigger modifications.

Motion carried 4-1, Ron D'Epifanio dissenting.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the building, landscape, site and photometric plans as revised and submitted this evening.

Motion carried 4-1, Ron D'Epifanio dissenting.

Mr. Bachman indicated that the applicant's next step is the Council Meeting for the second reading on March 9, 2015.

Conditional Use Application – Used Car Lot – 4845 Dixie Highway

This request is to remain on the table, per the applicant.

NEW BUSINESS:

Design Review Committee Item:

Pole and Building sign – The Driving School – 5142 Pleasant Ave.

Slides of the installed pole and proposed wall sign were shown. Staff indicated that the applicant was told it was not necessary to attend the meeting. The Design Review Committee unanimously approved the signs.

Bill Woeste, seconded by Tom Heisler, made a motion to approve the signs.

Motion carried 5-0.

Rezoning Petitions – Lots 407, 3901 and PT. Lot 3893 – Dixie Hwy.

Mr. Bachman stated that the public hearing for this rezoning was held on February 23, 2015. There are three lots, currently zoned M-2, General Industrial District and are requesting a change to C-3, General Business District. The businesses in question are currently existing commercial uses and front Route 4. Pictures of the sites were shown. Mr. Hasselbeck asked if there were more businesses like this, zoned M-2 with commercial uses. Erin Donovan, Planning Manager, indicated that there are a few more north of Symmes Rd.

Scott Lepsky, seconded by Bill Woeste, made a motion to approve the rezoning petitions.

Motion carried 5-0.

REPORTS/STUDIES/GENERAL DISCUSSION

Mr. Heisler indicated that the school board meeting was cancelled and the stadium was still moving forward. Mr. Woeste stated that City Council swore in 3 new fire lieutenants and presented a proclamation for Reverend Hargrave. Mr. D'Epifanio and Mr. Woeste will not be attending the March 11, 2015 meeting.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Lynda McGuire, Clerk